HOUSING NOW TABLES
Montréal CMA

Date Released: August 2017

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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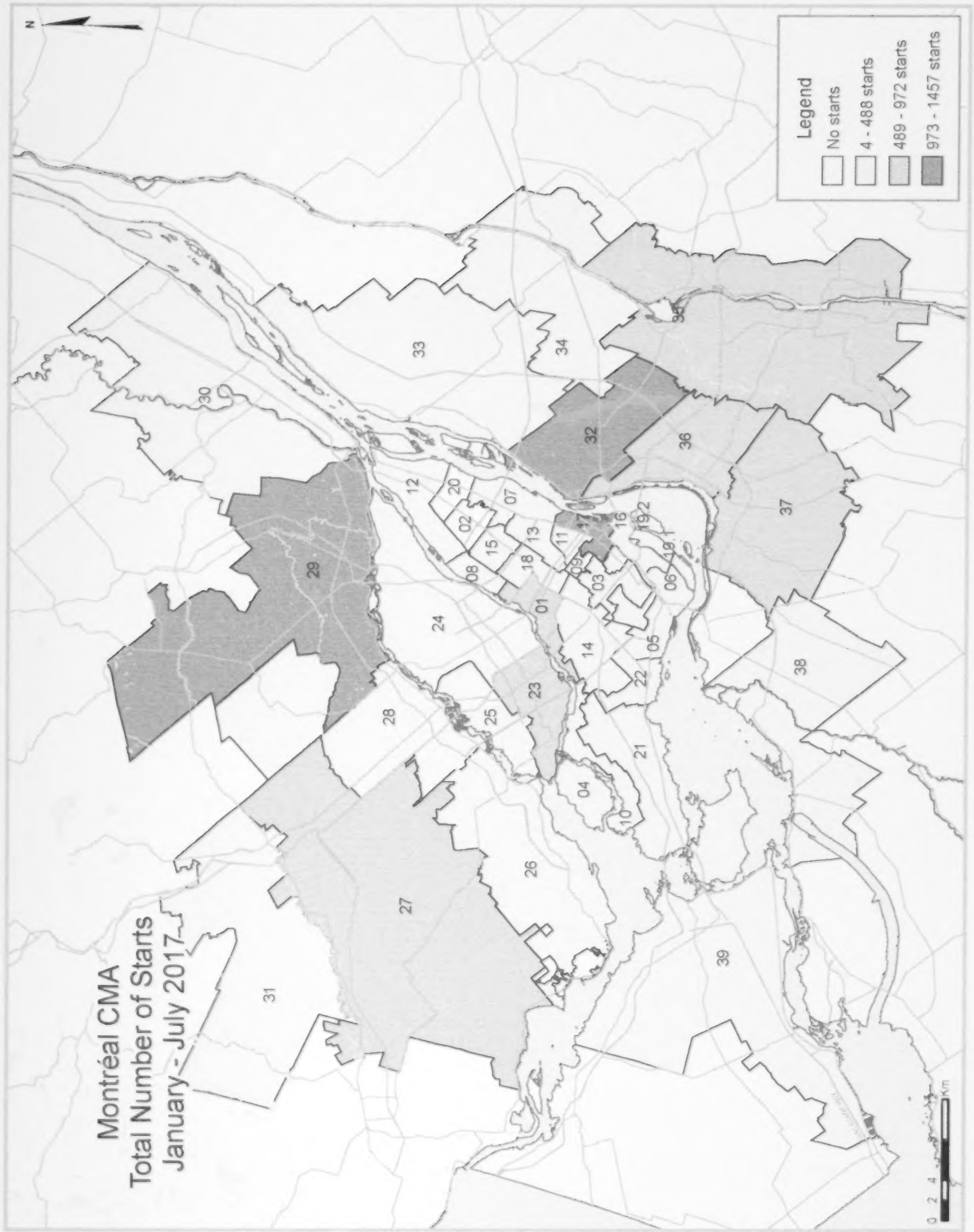
Montréal CMA
Total Number of Starts
January - July 2017
Legend
No starts
4 - 488 starts
489 - 972 starts
973 - 1457 starts
N
0 2 4 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2017		
Montreal CMA[1]	June 2017	July 2017
Trend[2]	19,710	21,305
SAAR	16,066	21,294
	July 2016	July 2017
Actual		
July - Single-Detached	261	275
July - Multiples	1,090	1,553
July - Total	1,351	1,828
January to July - Single-Detached	1,437	1,554
January to July - Multiples	7,424	10,079
January to July - Total	8,861	11,633

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	275	78	112	0	19	620	0	664	1,828
July 2016	261	84	64	0	28	711	3	200	1,351
% Change	5.4	-7.1	75.0	n/a	-32.1	-12.8	-100.0	**	35.3
Year-to-date 2017	1,554	522	517	0	181	4,047	32	4,521	11,633
Year-to-date 2016	1,437	490	451	0	254	3,130	3	2,923	8,861
% Change	8.1	6.5	14.6	n/a	-28.7	29.3	**	54.7	31.3
UNDER CONSTRUCTION									
July 2017	1,164	400	572	0	309	8,997	20	8,676	20,507
July 2016	1,017	358	510	0	364	9,109	3	5,777	17,720
% Change	14.5	11.7	12.2	n/a	-15.1	-1.2	**	50.2	15.7
COMPLETIONS									
July 2017	299	120	141	0	87	697	19	1,862	3,239
July 2016	251	104	78	0	79	737	7	1,287	2,647
% Change	19.1	15.4	80.8	n/a	10.1	-5.4	171.4	44.7	22.4
Year-to-date 2017	1,400	470	507	0	256	3,423	38	4,148	10,263
Year-to-date 2016	1,239	410	362	0	244	4,238	14	4,600	11,429
% Change	13.0	14.6	40.1	n/a	4.9	-19.2	171.4	-9.8	-10.2
COMPLETED & NOT ABSORBED									
July 2017	252	159	216	0	71	1,561	n/a	n/a	2,259
July 2016	285	157	157	0	106	2,268	n/a	n/a	2,973
% Change	-11.6	1.3	37.6	n/a	-33.0	-31.2	n/a	n/a	-24.0
ABSORBED									
July 2017	309	143	136	0	86	954	n/a	n/a	1,628
July 2016	286	145	95	0	60	673	n/a	n/a	1,259
% Change	8.0	-1.4	43.2	n/a	43.3	41.8	n/a	n/a	29.3
Year-to-date 2017	1,429	474	498	0	287	3,917	n/a	n/a	6,605
Year-to-date 2016	1,316	453	393	0	201	4,457	n/a	n/a	6,820
% Change	8.6	4.6	26.7	n/a	42.8	-12.1	n/a	n/a	-3.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
July 2017	19	10	14	0	4	222	0	205	534
July 2016	22	6	2	0	13	405	0	38	486
Laval									
July 2017	14	4	10	0	0	14	0	6	48
July 2016	11	4	10	0	8	219	3	7	262
North Shore									
July 2017	105	16	44	0	3	114	0	374	656
July 2016	115	28	21	0	4	43	0	108	319
South Shore									
July 2017	101	38	31	0	12	270	0	78	530
July 2016	81	44	18	0	0	24	0	41	208
Vaudreuil-Soulanges									
July 2017	36	10	13	0	0	0	0	1	60
July 2016	32	2	13	0	3	20	0	6	76
Montréal CMA									
July 2017	275	78	112	0	19	620	0	664	1,828
July 2016	261	84	64	0	28	711	3	200	1,351
UNDER CONSTRUCTION									
Island of Montréal									
July 2017	83	46	68	0	150	5,856	0	3,579	10,151
July 2016	103	30	136	0	176	5,905	0	2,479	9,166
Laval									
July 2017	85	18	61	0	0	1,049	0	755	1,968
July 2016	73	6	43	0	8	977	3	320	1,430
North Shore									
July 2017	467	72	214	0	35	699	6	1,073	2,566
July 2016	400	76	85	0	114	1,063	0	1,388	3,291
South Shore									
July 2017	418	228	173	0	95	1,237	14	3,186	5,351
July 2016	341	232	136	0	31	933	0	1,233	2,986
Vaudreuil-Soulanges									
July 2017	111	36	56	0	29	156	0	83	471
July 2016	100	14	110	0	35	231	0	357	847
Montréal CMA									
July 2017	1,164	400	572	0	309	8,997	20	8,676	20,507
July 2016	1,017	358	510	0	364	9,109	3	5,777	17,720

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
July 2017	10	14	24	0	13	327	0	399	801
July 2016	4	4	2	0	30	262	4	307	717
Laval									
July 2017	17	6	14	0	8	6	0	52	103
July 2016	15	4	0	0	10	71	0	306	406
North Shore									
July 2017	119	30	48	0	8	141	0	338	684
July 2016	117	40	39	0	24	263	3	454	940
South Shore									
July 2017	117	64	51	0	27	139	19	561	978
July 2016	83	52	25	0	0	135	0	204	499
Vaudreuil-Soulanges									
July 2017	36	6	4	0	31	84	0	512	673
July 2016	32	4	12	0	15	6	0	16	85
Montréal CMA									
July 2017	299	120	141	0	87	697	19	1,862	3,239
July 2016	251	104	78	0	79	737	7	1,287	2,647
COMPLETED & NOT ABSORBED									
Island of Montréal									
July 2017	9	8	18	0	11	446	n/a	n/a	492
July 2016	13	10	12	0	11	689	n/a	n/a	735
Laval									
July 2017	28	18	18	0	4	160	n/a	n/a	228
July 2016	43	28	18	0	17	450	n/a	n/a	556
North Shore									
July 2017	128	63	122	0	30	589	n/a	n/a	932
July 2016	159	39	70	0	64	738	n/a	n/a	1,070
South Shore									
July 2017	65	65	31	0	19	274	n/a	n/a	454
July 2016	53	76	37	0	2	370	n/a	n/a	538
Vaudreuil-Soulanges									
July 2017	22	5	27	0	7	92	n/a	n/a	153
July 2016	17	4	20	0	12	21	n/a	n/a	74
Montréal CMA									
July 2017	252	159	216	0	71	1,561	n/a	n/a	2,259
July 2016	285	157	157	0	106	2,268	n/a	n/a	2,973

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
July 2017	12	14	26	0	15	376	n/a	n/a	443
July 2016	4	6	2	0	26	151	n/a	n/a	189
Laval									
July 2017	17	9	18	0	6	31	n/a	n/a	81
July 2016	15	9	10	0	8	49	n/a	n/a	91
North Shore									
July 2017	128	34	44	0	8	243	n/a	n/a	457
July 2016	148	59	51	0	19	246	n/a	n/a	523
South Shore									
July 2017	120	81	44	0	29	243	n/a	n/a	517
July 2016	86	68	22	0	1	205	n/a	n/a	382
Vaudreuil-Soulanges									
July 2017	32	5	4	0	28	61	n/a	n/a	130
July 2016	33	3	10	0	6	22	n/a	n/a	74
Montréal CMA									
July 2017	309	143	136	0	86	954	n/a	n/a	1,628
July 2016	286	145	95	0	60	673	n/a	n/a	1,259

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	2,499	824	832	0	386	6,378	26	6,678	17,834
% Change	4.1	21.5	35.3	n/a	21.4	-15.4	**	-3.6	-4.9
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Zone 1	0	1	2	0	0	0	5	0	7	1	**
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	1	0	0	0	0	0	89	1	90	-98.9
Zone 4	1	7	0	0	0	0	0	0	1	7	-85.7
Zone 5	0	0	0	0	0	0	0	16	0	16	-100.0
Zone 6	0	0	0	0	0	0	142	133	142	133	6.8
Zone 7	1	3	0	6	0	0	16	8	17	17	0.0
Zone 8	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	0	0	0	0	0	0	0	1	0	n/a
Zone 11	0	0	0	0	4	0	0	0	4	0	n/a
Zone 12	5	2	2	0	0	0	73	7	80	9	**
Zone 13	0	0	0	0	0	0	0	8	0	8	-100.0
Zone 14	4	3	4	0	5	0	0	0	13	3	**
Zone 15	1	1	0	0	0	0	154	0	155	1	**
Zone 16	0	0	0	0	0	0	8	0	8	0	n/a
Zone 17	0	0	0	0	0	0	65	154	65	154	-57.8
Zone 18	1	1	0	0	0	0	20	25	21	26	-19.2
Zone 19.1	0	0	0	0	0	0	6	0	6	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	3	0	0	0	13	0	2	3	18	-83.3
Zone 22	1	0	2	0	7	0	0	0	10	0	n/a
Zone 23	4	5	0	0	0	0	0	219	4	224	-98.2
Zone 24	6	5	0	2	0	19	16	0	22	26	-15.4
Zone 25	4	1	4	2	10	0	4	9	22	12	83.3
Zone 26	14	15	2	2	0	0	9	0	25	17	47.1
Zone 27	25	28	6	6	23	12	20	55	74	101	-26.7
Zone 28	8	17	0	0	3	0	18	16	29	33	-12.1
Zone 29	24	17	4	10	16	4	323	15	367	46	**
Zone 30	9	13	0	2	5	5	0	0	14	20	-30.0
Zone 31	25	25	4	8	0	4	118	65	147	102	44.1
Zone 32	7	8	2	2	11	0	197	42	217	52	**
Zone 33	6	9	0	6	0	0	19	1	25	16	56.3
Zone 34	14	12	0	0	0	15	60	6	74	33	124.2
Zone 35	30	21	20	8	3	0	22	8	75	37	102.7
Zone 36	22	13	0	6	18	0	12	4	52	23	126.1
Zone 37	7	8	8	14	9	0	28	1	52	23	126.1
Zone 38	15	10	8	8	0	3	12	3	35	24	45.8
Zone 39	36	32	10	2	13	16	1	26	60	76	-21.1
Montréal CMA	275	261	78	84	127	91	1,348	915	1,828	1,351	35.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	0	3	4	0	0	0	575	195	579	198	192.4
Zone 2	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 3	1	1	0	0	0	0	59	200	60	201	-70.1
Zone 4	8	21	0	0	0	0	0	0	8	21	-61.9
Zone 5	0	0	0	0	0	0	59	22	59	22	168.2
Zone 6	0	0	0	2	12	36	150	303	162	341	-52.5
Zone 7	4	11	6	20	0	0	187	632	197	663	-70.3
Zone 8	1	0	4	0	0	0	4	3	9	3	200.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	2	0	4	0	8	12	26	0	40	12	**
Zone 11	0	0	0	0	4	0	97	62	101	62	62.9
Zone 12	13	9	14	4	0	0	187	49	214	62	**
Zone 13	0	0	0	0	4	20	78	129	82	149	-45.0
Zone 14	9	6	10	0	18	8	26	16	63	30	110.0
Zone 15	2	7	0	4	10	0	154	0	166	11	**
Zone 16	3	1	0	0	0	6	185	33	188	40	**
Zone 17	0	0	0	2	30	3	1,427	1,175	1,457	1,180	23.5
Zone 18	1	2	0	0	0	0	112	140	113	142	-20.4
Zone 19.1	0	0	0	0	0	0	110	0	110	0	n/a
Zone 19.2	0	0	0	0	4	0	0	0	4	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	7	15	2	0	4	33	32	2	45	50	-10.0
Zone 22	5	5	2	0	17	27	241	0	265	32	**
Zone 23	30	36	2	8	8	8	499	236	539	288	87.2
Zone 24	37	30	2	6	28	38	39	338	106	412	-74.3
Zone 25	32	30	30	8	20	0	15	63	97	101	-4.0
Zone 26	75	105	20	26	8	34	110	437	213	602	-64.6
Zone 27	162	200	36	16	88	72	308	271	594	559	6.3
Zone 28	78	71	4	2	33	14	127	192	242	279	-13.3
Zone 29	177	100	42	58	84	93	890	226	1,193	477	150.1
Zone 30	65	57	10	12	14	21	123	23	212	113	87.6
Zone 31	127	144	16	42	5	4	340	266	488	456	7.0
Zone 32	58	55	20	26	49	58	930	277	1,057	416	154.1
Zone 33	60	55	6	28	0	0	370	137	436	220	98.2
Zone 34	55	48	0	2	50	19	175	88	280	157	78.3
Zone 35	195	109	120	74	17	0	197	126	529	309	71.2
Zone 36	80	46	44	28	74	20	380	405	578	499	15.8
Zone 37	23	50	56	76	32	36	444	56	555	218	154.6
Zone 38	59	50	32	34	14	11	83	52	188	147	27.9
Zone 39	185	170	36	10	73	99	110	108	404	387	4.4
Montréal CMA	1,554	1,437	522	490	708	672	8,849	6,262	11,633	8,861	31.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Zone 1	0	0	0	0	5	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	89	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	16
Zone 6	0	0	0	0	142	133	0	0
Zone 7	0	0	0	0	0	8	16	0
Zone 8	0	0	0	0	0	3	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	4	0	0	0	0	0	0	0
Zone 12	0	0	0	0	2	7	11	0
Zone 13	0	0	0	0	0	8	0	0
Zone 14	5	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	154	0
Zone 16	0	0	0	0	0	0	8	0
Zone 17	0	0	0	0	65	154	0	0
Zone 18	0	0	0	0	4	3	16	22
Zone 19.1	0	0	0	0	6	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	13	0	0	0	2	0	0
Zone 22	7	0	0	0	0	0	0	0
Zone 23	0	0	0	0	0	219	0	0
Zone 24	0	16	0	3	10	0	6	0
Zone 25	10	0	0	0	4	2	0	7
Zone 26	0	0	0	0	0	0	9	0
Zone 27	23	12	0	0	12	16	8	39
Zone 28	3	0	0	0	18	12	0	4
Zone 29	16	4	0	0	84	15	239	0
Zone 30	5	5	0	0	0	0	0	0
Zone 31	0	4	0	0	0	0	118	65
Zone 32	11	0	0	0	167	6	30	36
Zone 33	0	0	0	0	16	0	3	1
Zone 34	0	15	0	0	60	6	0	0
Zone 35	3	0	0	0	9	8	13	0
Zone 36	18	0	0	0	8	4	4	0
Zone 37	9	0	0	0	0	0	28	1
Zone 38	0	3	0	0	12	0	0	3
Zone 39	13	16	0	0	0	20	1	6
Montréal CMA	127	88	0	3	624	715	664	200

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	29	195	498	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	91	59	109
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	59	6	0	16
Zone 6	12	36	0	0	142	183	8	120
Zone 7	0	0	0	0	140	43	29	582
Zone 8	0	0	0	0	0	3	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	8	12	0	0	26	0	0	0
Zone 11	4	0	0	0	60	24	37	38
Zone 12	0	0	0	0	103	43	15	6
Zone 13	4	20	0	0	24	123	54	6
Zone 14	18	8	0	0	26	16	0	0
Zone 15	10	0	0	0	0	0	154	0
Zone 16	0	6	0	0	177	5	8	28
Zone 17	30	3	0	0	1,331	507	26	582
Zone 18	0	0	0	0	28	118	30	22
Zone 19.1	0	0	0	0	82	0	28	0
Zone 19.2	4	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	33	0	0	0	2	32	0
Zone 22	17	27	0	0	112	0	129	0
Zone 23	8	8	0	0	136	233	363	3
Zone 24	28	35	0	3	18	301	21	37
Zone 25	20	0	0	0	12	22	3	41
Zone 26	8	34	0	0	76	220	34	217
Zone 27	88	72	0	0	148	153	160	118
Zone 28	33	14	0	0	54	22	73	170
Zone 29	84	93	0	0	295	172	595	54
Zone 30	14	21	0	0	43	8	80	15
Zone 31	5	4	0	0	22	48	318	218
Zone 32	46	58	3	0	297	158	633	119
Zone 33	0	0	0	0	57	31	313	26
Zone 34	46	19	4	0	110	60	65	28
Zone 35	13	0	4	0	35	57	162	69
Zone 36	74	20	0	0	196	254	184	151
Zone 37	18	36	14	0	136	8	308	48
Zone 38	7	11	7	0	16	16	67	36
Zone 39	73	99	0	0	79	44	31	64
Montréal CMA	676	669	32	3	4,069	3,166	4,521	2,923

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Zone 1	2	1	5	0	0	0	7	1
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	1	0	89	0	0	1	90
Zone 4	1	7	0	0	0	0	1	7
Zone 5	0	0	0	0	0	16	0	16
Zone 6	0	0	142	133	0	0	142	133
Zone 7	1	9	0	8	16	0	17	17
Zone 8	0	0	0	3	0	0	0	3
Zone 9	0	0	0	0	0	0	0	0
Zone 10	1	0	0	0	0	0	1	0
Zone 11	0	0	4	0	0	0	4	0
Zone 12	9	2	0	7	11	0	80	9
Zone 13	0	0	0	8	0	0	0	8
Zone 14	13	3	0	0	0	0	13	3
Zone 15	1	1	0	0	154	0	155	1
Zone 16	0	0	0	0	8	0	8	0
Zone 17	0	0	65	154	0	0	65	154
Zone 18	1	1	4	3	16	22	21	26
Zone 19.1	0	0	6	0	0	0	6	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	3	5	0	13	0	0	3	18
Zone 22	10	0	0	0	0	0	10	0
Zone 23	4	5	0	219	0	0	4	224
Zone 24	6	15	10	8	6	3	22	26
Zone 25	18	5	4	0	0	7	22	12
Zone 26	16	17	0	0	9	0	25	17
Zone 27	54	46	12	16	8	39	74	101
Zone 28	11	17	18	12	0	4	29	33
Zone 29	41	27	87	19	239	0	367	46
Zone 30	14	20	0	0	0	0	14	20
Zone 31	29	37	0	0	118	65	147	102
Zone 32	19	10	168	6	30	36	217	52
Zone 33	6	15	16	0	3	1	25	16
Zone 34	14	27	60	6	0	0	74	33
Zone 35	50	29	12	8	13	0	75	37
Zone 36	40	19	8	4	4	0	52	23
Zone 37	18	22	6	0	28	1	52	23
Zone 38	23	21	12	0	0	3	35	24
Zone 39	59	47	0	23	1	6	60	76
Montréal CMA	465	409	639	739	664	203	1,828	1,351

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	4	3	29	195	498	0	579	198
Zone 2	0	2	0	0	0	0	0	2
Zone 3	1	3	0	89	59	109	60	201
Zone 4	8	21	0	0	0	0	8	21
Zone 5	0	0	59	6	0	16	59	22
Zone 6	0	2	154	219	8	120	162	341
Zone 7	10	35	140	39	29	582	197	663
Zone 8	5	0	0	3	4	0	9	3
Zone 9	0	0	0	0	0	0	0	0
Zone 10	6	12	34	0	0	0	40	12
Zone 11	0	0	64	24	37	38	101	62
Zone 12	29	13	101	43	15	6	214	62
Zone 13	0	0	28	143	54	6	82	149
Zone 14	30	14	33	16	0	0	63	30
Zone 15	12	11	0	0	154	0	166	11
Zone 16	3	7	177	5	8	28	188	40
Zone 17	0	5	1,361	507	26	582	1,457	1,180
Zone 18	1	2	28	118	30	22	113	142
Zone 19.1	0	0	82	0	28	0	110	0
Zone 19.2	0	0	4	0	0	0	4	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	9	30	4	20	32	0	45	50
Zone 22	24	23	112	9	129	0	265	32
Zone 23	40	52	136	233	363	3	539	288
Zone 24	69	53	16	319	21	40	106	412
Zone 25	82	42	12	18	3	41	97	101
Zone 26	105	156	74	229	34	217	213	602
Zone 27	286	281	148	160	160	118	594	559
Zone 28	115	73	54	36	73	170	242	279
Zone 29	289	183	309	240	595	54	1,193	477
Zone 30	89	88	43	10	80	15	212	113
Zone 31	148	190	22	48	318	218	488	456
Zone 32	120	139	301	158	636	119	1,057	416
Zone 33	66	83	57	31	313	26	436	220
Zone 34	70	69	141	60	69	28	280	157
Zone 35	327	183	36	57	166	69	529	309
Zone 36	198	98	196	250	184	151	578	499
Zone 37	91	151	142	19	322	48	555	218
Zone 38	91	99	23	12	74	36	188	147
Zone 39	265	255	108	68	31	64	404	387
Montréal CMA	2,593	2,378	4,228	3,384	4,553	2,926	11,633	8,861

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Zone 1	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	123	324	123	324	-62.0
Zone 4	4	1	0	0	0	0	0	0	4	1	**
Zone 5	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 6	0	0	0	0	0	0	6	0	6	0	n/a
Zone 7	0	1	10	4	0	4	66	104	76	113	-32.7
Zone 8	0	0	2	0	0	0	0	0	2	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	1	0	2	0	0	0	30	6	33	6	**
Zone 13	0	0	0	0	0	23	8	91	8	114	-93.0
Zone 14	2	0	0	0	26	7	8	0	36	7	**
Zone 15	1	0	0	0	0	0	0	0	1	0	n/a
Zone 16	1	0	0	0	0	0	0	11	1	11	-90.9
Zone 17	0	0	0	0	0	0	409	132	409	132	**
Zone 18	0	0	0	0	0	0	86	0	86	0	n/a
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	5	0	0	0	5	0	n/a
Zone 20	0	0	0	0	0	0	4	0	4	0	n/a
Zone 21	1	1	0	0	6	0	0	0	7	1	**
Zone 22	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 23	5	5	0	4	14	0	6	358	25	367	-93.2
Zone 24	7	8	0	0	8	10	49	13	64	31	106.5
Zone 25	5	2	6	0	0	0	3	6	14	8	75.0
Zone 26	9	13	2	2	15	0	19	22	45	37	21.6
Zone 27	33	34	4	4	15	29	57	100	109	167	-34.7
Zone 28	14	11	0	0	0	20	32	441	46	472	-90.3
Zone 29	39	17	18	22	17	11	159	71	233	121	92.6
Zone 30	6	11	2	0	5	0	21	0	34	11	**
Zone 31	18	31	4	12	4	6	191	83	217	132	64.4
Zone 32	16	12	6	2	17	11	203	145	242	170	42.4
Zone 33	18	14	8	8	7	0	31	65	64	87	-26.4
Zone 34	11	9	0	0	36	6	129	31	176	46	**
Zone 35	37	22	34	20	8	0	57	23	136	65	109.2
Zone 36	14	8	4	2	8	4	177	22	203	36	**
Zone 37	4	8	4	18	21	4	47	53	76	83	-8.4
Zone 38	17	10	8	2	0	0	56	0	81	12	**
Zone 39	36	32	6	4	35	27	596	22	673	85	**
Montréal CMA	299	251	120	104	247	162	2,573	2,130	3,239	2,647	22.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	3	2	0	0	0	0	4	38	7	40	-82.5
Zone 2	0	0	0	2	0	0	3	3	3	5	-40.0
Zone 3	2	0	0	0	0	3	181	495	183	498	-63.3
Zone 4	18	4	0	0	0	0	0	0	18	4	**
Zone 5	3	1	0	0	0	0	22	63	25	64	-60.9
Zone 6	0	1	0	4	37	31	297	161	334	197	69.5
Zone 7	2	10	24	12	12	15	195	162	233	199	17.1
Zone 8	1	3	4	0	0	0	20	22	25	25	0.0
Zone 9	0	0	0	0	0	0	0	57	0	57	-100.0
Zone 10	2	0	0	0	4	0	0	0	6	0	n/a
Zone 11	0	0	0	0	0	0	27	44	27	44	-38.6
Zone 12	13	18	18	8	3	0	109	34	143	60	138.3
Zone 13	0	0	0	0	4	23	106	900	110	923	-88.1
Zone 14	7	4	0	0	42	32	96	13	145	49	195.9
Zone 15	6	5	0	4	0	0	0	359	6	368	-98.4
Zone 16	2	0	0	0	0	0	32	207	34	207	-83.6
Zone 17	0	0	0	0	3	0	1,463	1,134	1,466	1,134	29.3
Zone 18	0	2	0	0	0	0	103	142	103	144	-28.5
Zone 19.1	1	0	0	0	0	0	18	15	19	15	26.7
Zone 19.2	0	0	0	0	5	0	194	0	199	0	n/a
Zone 20	0	0	0	0	0	0	12	0	12	0	n/a
Zone 21	16	11	0	0	25	22	4	81	45	114	-60.5
Zone 22	9	12	0	0	41	6	24	30	74	48	54.2
Zone 23	26	22	2	10	21	13	116	564	165	609	-72.9
Zone 24	37	29	4	4	27	24	169	305	237	362	-34.5
Zone 25	26	20	24	10	11	11	21	62	82	103	-20.4
Zone 26	48	81	32	24	19	9	455	185	554	299	85.3
Zone 27	133	152	16	8	56	51	237	243	442	454	-2.6
Zone 28	75	68	2	10	22	34	338	640	437	752	-41.9
Zone 29	168	96	52	56	67	78	439	650	726	880	-17.5
Zone 30	50	63	8	16	25	6	95	136	178	221	-19.5
Zone 31	101	152	16	26	15	10	471	286	603	474	27.2
Zone 32	60	59	36	24	55	28	364	486	515	597	-13.7
Zone 33	57	38	12	20	15	0	77	152	161	210	-23.3
Zone 34	43	35	2	8	52	6	191	140	288	189	52.4
Zone 35	167	85	74	58	21	0	207	241	469	384	22.1
Zone 36	59	31	34	16	12	20	315	384	420	451	-6.9
Zone 37	33	36	62	54	41	50	74	192	210	332	-36.7
Zone 38	54	44	24	12	9	4	80	430	167	490	-65.9
Zone 39	179	162	30	24	131	112	1,052	129	1,392	427	**
Montréal CMA	1,401	1,246	476	410	775	588	7,611	9,185	10,263	11,429	-10.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Zone 1	0	0	0	0	0	0	0	4
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	148	123	176
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	3	0	0
Zone 6	0	0	0	0	0	0	6	0
Zone 7	0	0	0	4	26	0	40	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	0	0	30	6
Zone 13	0	23	0	0	0	88	8	3
Zone 14	26	7	0	0	8	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	11	0	0
Zone 17	0	0	0	0	265	14	130	118
Zone 18	0	0	0	0	28	0	58	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	5	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	4	0
Zone 21	6	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	14	0	0	0	6	62	0	296
Zone 24	8	10	0	0	0	9	49	4
Zone 25	0	0	0	0	0	0	3	6
Zone 26	15	0	0	0	12	22	7	0
Zone 27	15	26	0	3	4	36	53	64
Zone 28	0	20	0	0	16	129	16	312
Zone 29	17	11	0	0	91	27	68	44
Zone 30	5	0	0	0	15	0	6	0
Zone 31	4	6	0	0	3	49	188	34
Zone 32	13	11	4	0	64	43	139	102
Zone 33	0	0	7	0	0	15	31	50
Zone 34	36	6	0	0	11	15	118	16
Zone 35	4	0	4	0	20	22	37	1
Zone 36	8	4	0	0	44	22	133	0
Zone 37	17	4	4	0	0	18	47	35
Zone 38	0	0	0	0	0	0	56	0
Zone 39	35	27	0	0	84	6	512	16
Montréal CMA	228	155	19	7	697	739	1,862	1,287

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	3	34	1	4
Zone 2	0	0	0	0	0	3	3	0
Zone 3	0	3	0	0	0	270	181	225
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	6	63	16	0
Zone 6	37	31	0	0	158	161	139	0
Zone 7	12	11	0	4	113	43	75	15
Zone 8	0	0	0	0	20	4	0	18
Zone 9	0	0	0	0	0	57	0	0
Zone 10	4	0	0	0	0	0	0	0
Zone 11	0	0	0	0	15	31	12	13
Zone 12	3	0	0	0	52	19	57	15
Zone 13	4	23	0	0	95	415	11	485
Zone 14	42	32	0	0	96	13	0	0
Zone 15	0	0	0	0	0	42	0	317
Zone 16	0	0	0	0	7	203	25	4
Zone 17	3	0	0	0	1,191	838	258	244
Zone 18	0	0	0	0	45	6	58	136
Zone 19.1	0	0	0	0	18	15	0	0
Zone 19.2	5	0	0	0	194	0	0	0
Zone 20	0	0	0	0	0	0	12	0
Zone 21	25	22	0	0	4	81	0	0
Zone 22	41	6	0	0	24	30	0	0
Zone 23	21	13	0	0	83	195	33	369
Zone 24	27	24	0	0	72	128	97	11
Zone 25	11	11	0	0	0	10	21	52
Zone 26	19	9	0	0	79	156	376	29
Zone 27	56	48	0	3	82	117	155	126
Zone 28	22	34	0	0	119	222	219	418
Zone 29	67	78	0	0	224	206	215	444
Zone 30	25	6	0	0	25	73	70	63
Zone 31	15	10	0	0	85	103	386	183
Zone 32	51	28	4	0	86	133	278	353
Zone 33	8	0	7	0	22	65	55	87
Zone 34	46	6	6	0	65	72	126	68
Zone 35	11	0	10	0	89	169	118	72
Zone 36	12	20	0	0	179	192	136	192
Zone 37	37	50	4	0	18	22	56	170
Zone 38	9	4	0	0	12	18	68	412
Zone 39	131	112	0	0	161	54	891	75
Montréal CMA	744	581	31	7	3,442	4,263	4,148	4,600

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Zone 1	0	0	0	0	0	4	0	4
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	148	123	176	123	324
Zone 4	4	1	0	0	0	0	4	1
Zone 5	0	0	0	3	0	0	0	3
Zone 6	0	0	0	0	6	0	6	0
Zone 7	10	5	26	0	40	4	76	113
Zone 8	2	0	0	0	0	0	2	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	3	0	0	0	30	6	33	6
Zone 13	0	0	0	111	8	3	8	114
Zone 14	20	0	16	7	0	0	36	7
Zone 15	1	0	0	0	0	0	1	0
Zone 16	1	0	0	11	0	0	1	11
Zone 17	0	2	265	12	130	118	409	132
Zone 18	0	0	28	0	58	0	86	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	5	0	0	0	5	0
Zone 20	0	0	0	0	4	0	4	0
Zone 21	7	1	0	0	0	0	7	1
Zone 22	0	1	0	0	0	0	0	1
Zone 23	11	9	14	62	0	296	25	367
Zone 24	15	8	0	19	49	4	64	31
Zone 25	11	2	0	0	3	6	14	8
Zone 26	26	15	12	22	7	0	45	37
Zone 27	52	64	4	36	53	67	109	167
Zone 28	14	11	16	149	16	312	46	472
Zone 29	71	46	94	31	68	44	233	121
Zone 30	8	11	20	0	6	0	34	11
Zone 31	26	49	3	49	188	34	217	132
Zone 32	29	25	70	43	143	102	242	170
Zone 33	26	22	0	15	38	50	64	87
Zone 34	30	15	28	15	118	16	176	46
Zone 35	75	42	20	22	41	1	136	65
Zone 36	26	14	44	22	133	0	203	36
Zone 37	21	30	4	18	51	35	76	83
Zone 38	25	12	0	0	56	0	81	12
Zone 39	46	48	115	21	512	16	673	85
Montréal CMA	560	433	784	816	1,881	1,294	3,239	2,647

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	3	2	3	34	1	4	7	40
Zone 2	0	5	0	0	3	0	3	5
Zone 3	2	0	0	273	181	225	183	498
Zone 4	18	4	0	0	0	0	18	4
Zone 5	3	1	6	63	16	0	25	64
Zone 6	0	5	195	192	139	0	334	197
Zone 7	28	22	123	54	75	19	233	199
Zone 8	5	3	20	4	0	18	25	25
Zone 9	0	0	0	57	0	0	0	57
Zone 10	6	0	0	0	0	0	6	0
Zone 11	0	0	15	31	12	13	27	44
Zone 12	34	26	52	19	57	15	143	60
Zone 13	4	0	95	438	11	485	110	923
Zone 14	33	23	112	26	0	0	145	49
Zone 15	6	9	0	42	0	317	6	368
Zone 16	2	0	7	203	25	4	34	207
Zone 17	3	2	1,191	836	258	244	1,466	1,134
Zone 18	0	2	45	6	58	136	103	144
Zone 19.1	1	0	18	15	0	0	19	15
Zone 19.2	0	0	199	0	0	0	199	0
Zone 20	0	0	0	0	12	0	12	0
Zone 21	26	19	19	95	0	0	45	114
Zone 22	34	18	40	30	0	0	74	48
Zone 23	41	39	91	201	33	369	165	609
Zone 24	68	33	72	152	97	11	237	362
Zone 25	61	41	0	10	21	52	82	103
Zone 26	95	109	79	160	380	30	554	299
Zone 27	205	224	82	101	155	129	442	454
Zone 28	105	84	113	248	219	420	437	752
Zone 29	286	184	225	252	215	444	726	880
Zone 30	66	87	42	71	70	63	178	221
Zone 31	131	184	85	103	387	187	603	474
Zone 32	133	111	98	133	284	353	515	597
Zone 33	69	58	30	65	62	87	161	210
Zone 34	70	49	86	72	132	68	288	189
Zone 35	248	143	93	169	128	72	469	384
Zone 36	105	67	179	192	136	192	420	451
Zone 37	122	140	28	22	60	170	210	332
Zone 38	82	60	17	18	68	412	167	490
Zone 39	282	257	219	95	891	75	1,392	427
Montréal CMA	2,377	2,011	3,679	4,482	4,186	4,614	10,263	11,429

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
July 2017	0	0.0	1	10.0	0	0.0	0	0.0	9	90.0	10	-	832,961
July 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2017	4	6.1	3	4.5	20	30.3	8	12.1	31	47.0	66	-	663,558
Year-to-date 2016	4	8.7	3	6.5	11	23.9	9	19.6	19	41.3	46	-	-
Laval													
July 2017	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	-	733,233
July 2016	1	8.3	1	8.3	2	16.7	7	58.3	1	8.3	12	-	502,405
Year-to-date 2017	1	2.3	2	4.7	11	25.6	13	30.2	16	37.2	43	-	733,233
Year-to-date 2016	3	4.8	6	9.5	13	20.6	22	34.9	19	30.2	63	-	502,405
North Shore													
July 2017	27	31.0	33	37.9	19	21.8	5	5.7	3	3.4	87	-	391,611
July 2016	30	26.1	56	48.7	23	20.0	6	5.2	0	0.0	115	385,000	374,725
Year-to-date 2017	130	31.1	151	36.1	87	20.8	37	8.9	13	3.1	418	310,000	366,513
Year-to-date 2016	108	23.1	199	42.6	98	21.0	31	6.6	31	6.6	467	370,000	372,726
South Shore													
July 2017	15	17.4	23	26.7	24	27.9	15	17.4	9	10.5	86	-	440,612
July 2016	6	7.7	21	26.9	29	37.2	9	11.5	13	16.7	78	-	466,467
Year-to-date 2017	36	12.7	69	24.3	80	28.2	52	18.3	47	16.5	284	-	492,322
Year-to-date 2016	26	8.8	78	26.4	91	30.8	38	12.9	62	21.0	295	-	533,160
Vaudreuil-Soulanges													
July 2017	5	19.2	14	53.8	4	15.4	3	11.5	0	0.0	26	-	364,423
July 2016	4	14.3	11	39.3	4	14.3	0	0.0	9	32.1	28	-	368,539
Year-to-date 2017	27	20.1	65	48.5	27	20.1	11	8.2	4	3.0	134	-	347,181
Year-to-date 2016	28	20.0	49	35.0	35	25.0	11	7.9	17	12.1	140	400,000	367,097
Montréal CMA													
July 2017	47	21.8	71	32.9	47	21.8	25	11.6	26	12.0	216	382,500	427,537
July 2016	41	17.4	89	37.7	59	25.0	22	9.3	25	10.6	236	395,000	429,531
Year-to-date 2017	198	21.0	290	30.7	225	23.8	121	12.8	111	11.7	945	395,000	436,823
Year-to-date 2016	169	16.7	335	33.1	248	24.5	111	11.0	148	14.6	1,011	400,000	443,987

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2017						
Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	832,961	-	n/a	663,558	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	733,233	545,573	34.4	733,233	545,573	34.4
Zone 24	-	459,237	n/a	-	459,237	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	354,238	n/a	-	354,238	n/a
Zone 27	376,594	399,230	-5.7	389,079	375,753	3.5
Zone 28	436,662	-	n/a	482,921	-	n/a
Zone 29	-	407,674	n/a	314,981	422,622	-25.5
Zone 30	-	281,116	n/a	271,044	281,116	-3.6
Zone 31	-	-	n/a	303,548	-	n/a
Zone 32	520,302	523,700	-0.6	520,302	523,700	-0.6
Zone 33	335,306	466,297	-28.1	335,306	466,297	-28.1
Zone 34	494,818	433,981	14.0	494,818	433,981	14.0
Zone 35	-	-	n/a	458,036	-	n/a
Zone 36	610,445	-	n/a	711,306	-	n/a
Zone 37	-	-	n/a	-	866,627	n/a
Zone 38	375,819	-	n/a	375,819	-	n/a
Zone 39	364,423	368,539	-1.1	347,181	367,097	-5.4
Montréal CMA	427,537	429,531	-0.5	436,823	443,987	-1.6

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3] Average Price[2] ($)	Last Twelve Months[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
July 2017	1,712	2,302	11,187	413,407	6.5	380,850	6.7
July 2016	1,512	2,470	13,954	364,574	9.2	354,572	8.4
% Change	13.2	-6.8	-19.8	13.4	n.d.	7.4	n.d.
YTD 2017	16,196	22,999	13,343	380,178	5.8	n.d.	n.d.
YTD 2016	15,627	24,666	16,344	352,560	7.3	n.d.	n.d.
% Change	3.6	-6.8	-18.4	7.8	n.d.	n.d.	n.d.
CONDOMINIUMS*							
July 2017	1,071	1,739	10,968	300,864	10.2	291,455	10.8
July 2016	862	1,917	12,094	295,632	14.0	280,134	13.4
% Change	24.2	-9.3	-9.3	1.8	n.d.	4.0	n.d.
YTD 2017	9,160	17,077	12,267	290,522	9.4	n.d.	n.d.
YTD 2016	7,870	17,260	13,324	279,254	11.9	n.d.	n.d.
% Change	16.4	-1.1	-7.9	4.0	n.d.	n.d.	n.d.
PLEX*							
July 2017	289	445	2,172	514,267	7.5	493,273	7.3
July 2016	283	471	2,603	470,385	9.2	473,081	8.9
% Change	2.1	-5.5	-16.6	9.3	n.d.	4.3	n.d.
YTD 2017	2,534	4,034	2,460	499,903	6.8	n.d.	n.d.
YTD 2016	2,426	4,304	2,912	479,211	8.4	n.d.	n.d.
% Change	4.5	-6.3	-15.5	4.3	n.d.	n.d.	n.d.
TOTAL							
July 2017	3,075	4,492	24,412	378,401	7.9	362,965	8.1
July 2016	2,661	4,866	28,727	349,269	10.8	343,230	10.0
% Change	15.6	-7.7	-15.0	8.3	n.d.	5.7	n.d.
YTD 2017	27,912	44,188	28,146	363,950	7.1	n.d.	n.d.
YTD 2016	25,941	46,300	32,663	343,356	8.8	n.d.	n.d.
% Change	7.6	-4.6	-13.8	6.0	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.2	124.8	2,044	8.6	66.4	860
	February	561	3.14	4.64	99.4	125.4	2,044	8.7	66.4	860
	March	561	3.14	4.64	99.4	125.8	2,047	8.5	66.3	862
	April	561	3.14	4.64	99.5	126.2	2,050	8.3	66.2	868
	May	561	3.14	4.64	99.5	126.6	2,056	8.0	66.1	869
	June	561	3.14	4.64	99.5	126.2	2,055	7.8	65.9	874
	July	567	3.14	4.74	99.5	125.9	2,052	7.7	65.6	873
	August	567	3.14	4.74	99.5	125.8	2,055	7.7	65.6	880
	September	561	3.14	4.64	100.0	126.4	2,076	7.5	66.1	883
	October	561	3.14	4.64	100.0	126.3	2,096	7.2	66.5	882
	November	561	3.14	4.64	99.9	125.9	2,107	6.8	66.5	880
	December	561	3.14	4.64	100.0	125.5	2,113	6.7	66.6	882
2017	January	561	3.14	4.64	100.2	126.2	2,125	6.6	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,129	6.7	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,128	6.6	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,124	6.7	66.7	892
	May	561	3.14	4.64	100.6	127.6	2,132	6.6	66.8	890
	June	561	3.14	4.64	100.6	127.2	2,146	6.5	67.2	891
	July	573	3.14	4.84		127.3	2,156	6.3	67.3	896
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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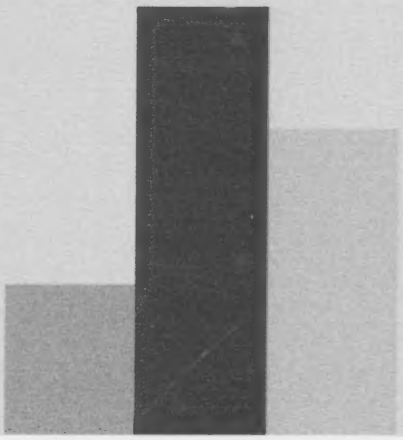

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